

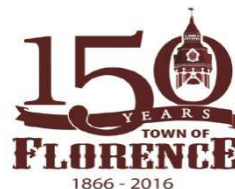
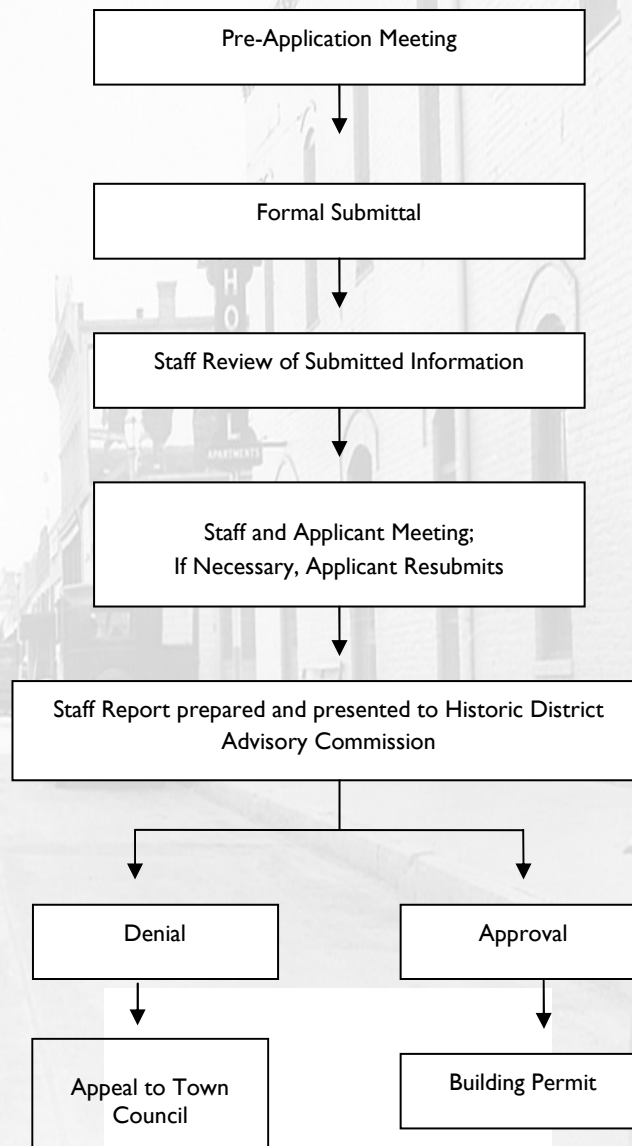
In Summary...

- Visit or call the Community Development Department with historic property questions.
- Determine if your historic property is receiving Historic Tax Incentives with the Pinal County Assessor's Office.
- Coordinate with SHPO to make sure any new improvements will not alter the historic components of the structure.
- Follow the Town of Florence Design Review Process.
- Historic District Guidelines, Infill Incentive information, Adaptive Reuse information, and more can be found on the Historic District website at www.florenceaz.gov/historic-district or at the Community Development Department. Copy fees may apply for all hardcopy materials requested.



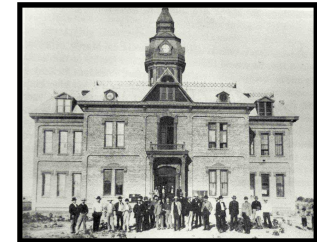
**First Courthouse
McFarland State Park**

Historic District Design Review Process



Town of Florence

Historic District Rehabilitation Information



Community Development Department
224 W. 20th Street
Florence, AZ 85132
(520)868-7575
www.florenceaz.gov/historic-district



Conrad Brunenkant Building, American Victorian Style Architecture

Historic Overview

The Town of Florence, located in the central portion of Pinal County, Arizona on the south bank of the Gila River, strives to strike a balance between preserving the past and preparing for the future so that an authentic sense of place is maintained and new growth and revitalization are encouraged.

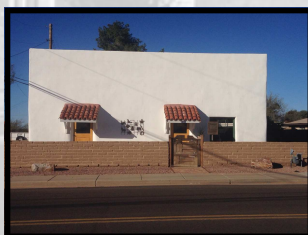
Founded in 1866, the Town of Florence is the sixth-oldest non-Native American

settlement in the State of Arizona. It experienced a boom with the discovery of silver in 1875. Many of the buildings and homes date from that period. There are many architectural styles represented. Building materials consist of adobe, brick and wood. Florence is proud of its history and the designation of the historic downtown as a National Historic District.

Historic District Advisory Commission (HDAC)

The regular meetings of the Historic District Advisory Commission are held at 6:00 pm on the last Wednesday of each month in the Town Hall Council Chambers.

For the enrichment of the community, the HDAC helps to preserve historic sites that have important architectural, cultural, social, economic, political or archeological history.



Early Adobe Sonoran Home, circa 1886

The Florence Historic Preservation Design Guidelines were developed to ensure compliance with the Historic District Ordinance.

Projects Subject to Review

- New construction within the Florence Historic District that requires a building permit.
- Rehabilitation or renovation of existing structures or signs within the Florence Historic District that require a building permit.
- Additions to existing structures within the Florence Historic District that require a building permit.
- Demolition of a structure or part of a structure within the Florence Historic District.

Procedure

Town of Florence staff is eager to make the review and development process smooth and enjoyable. It is a good idea to meet with Community Development staff for early consultation to determine how best to ensure your project proceeds smoothly through the review and approval process.

The following criteria are considered in the review of individual projects within the Florence Historic District: height, setbacks, proportion, rhythm, site utilization, façade style, roof type, materials, projections and recesses, details and building form.

Before beginning your project, please secure a copy of the Town of Florence Historic District Design Guidelines at florenceaz.gov/historic-district to assist you in defining and planning your project.



Second Pinal County Courthouse, circa 1891



Early Transitional Adobe, circa 1886

Historic Property Tax Incentives

Income-Producing Properties: Allows owners and some lessees of historic buildings to take a 20% income tax credit on the cost of rehabilitating such buildings for industrial, commercial or rental purposes.

Non-Income-Producing Properties: Allows owners to enter into a 15-year agreement with the state that may reduce taxes between 35 to 45%.

Applications for these programs are available at the Pinal County Assessor's Office or at azstateparks.com/SHPO.

Coordinating with the State Historic Preservation Office (SHPO)

To make alterations to the exterior of an existing nationally registered historic property, an application needs to be submitted and procedure must be followed with SHPO. This ensures the property meets the State Historic Preservation Office and Secretary of Interior's Standards for the Treatment of Historic Properties requirements to maintain its national registry and tax incentives. An application is submitted and procedures are also followed to designate an entirely new Nationally Registered Historic property. Please visit azstateparks.com/SHPO for additional information on SHPO and property tax incentives. Once the application is approved through SHPO, it goes through the Town of Florence Design Review Process for properties where exterior work requires a building permit.

Please contact SHPO:

Preservation Incentives Coordinator: (602)542-6998

Certified Local Government Coordinator: (602)542-6943